



Northern Line Extension

Kennington Park and Newington Community Liaison Group (CLG)

Thursday 19 July 2018

The Royal British Legion, Kennington, 6.30pm – 8.00pm

Attendees:

Name	Organisation
Matt Brinklow (MB)	Ferrovial Laing O'Rourke (FLO)
Gavin Cambridge (GC)	Transport for London (TfL)
Michael Flynn (MF) (CHAIR)	Transport for London (TfL)
Liam Greaney (LG)	Ferrovial Laing O'Rourke (FLO)
Mabel Garcia (MG)	Ferrovial Laing O'Rourke (FLO)
Mark Thompson (MT)	Transport for London (TfL)
Tharshika Sivagnanam (TS)	Transport for London (TfL)
Julian Briant (JB)	Resident – Kennington Park Place
Marietta Crichton Stuart (MCS)	Friends of Kennington Park
Gordon Johnston (GJ)	Friends of Kennington Park
Joseph May (JM)	Kennington Park House
Milda Perkova (MP)	Resident – St Agnes Place
Lesley Wertheimer (LW)	Bee Urban / KWNAG
John Mealey (JMe)	Admin support (minute taker)

Apologies:

Name	Organisation
Cllr Jack Hopkins (JH)	LB Lambeth

Item		Action
1.0	Introductions and apologies	
1.1	Michael Flynn (MF) advised Cllr Jack Hopkins has been called away at the last minute and was unable to chair tonight's CLG. MF asked whether there were any objections to him chairing the meeting. No objections received.	
1.2	Introduction from MF, followed by introductions from all attendees.	
2.0	Minutes of the previous meeting – accuracy and matters arising	
2.1	Mabel Garcia (MG) said the last meeting where minutes were taken was on 18 January. Although there was a drop-in session held in April, MG advised this was not chaired and minutes were not taken.	
2.2	MF invited comments on the minutes from the previous CLG held on 18 January.	
2.3	Marietta Crichton Stuart (MCS) referred to 2.1 (Action 3.65) in the previous minutes and asked when the red covered traps inside Kennington Park will be removed. Liam Greaney (LG) explained the NLE has a commitment to monitor ground movement until it has completely stabilised. Until then, the traps will remain in place as they are still being used. MCS asked whether there was a predicted timescale for when the traps will be removed. LG hoped within the next six months but this is at the mercy of the ground and the geology of the area.	
2.4	MCS asked for the CLG minutes to be sent out in advance of future meetings. MT confirmed this will happen in the future.	NLE
2.5	Milda Perkova (MP) referred to point 3.24 in the previous minutes and said it had been recorded incorrectly. MP advised she actually said that sash windows cannot keep out the noise of a construction site. MP also advised she said it was irrelevant that 65 dB was considered acceptable. MP requested these two statements are amended. MF confirmed her objection to the previous minutes would be noted.	NLE
2.6	MP also referred to the previous minutes and stated that she said 'the acoustic shed doors remain open throughout the day and all noisy equipment is kept outside of the shed'. Because of this, noisy works were not taking place inside the shed. Mark Thompson (MT) said the acoustic shed doors were open during the day to facilitate material movements. They were then closed during the night, as was always stated.	
2.7	MP said the constant use of the words 'acoustic shed' made people believe all noisy works would take place inside the shed, however this was not the case as the shed was not large enough to do all the things	

	<p>the fact sheet stated it would do. MT repeated that the acoustic shed doors were never intended to be closed during the day as the team had to remove materials in and out of the shaft during the day. The shed was however designed as an acoustic shed and all concrete spraying materials and the overhead crane were within the shed.</p> <p>2.8 MP advised she was not saying the shed should have been used differently but wanted an admission from NLE that all noisy equipment was kept outside of the shed. MT felt this was a loaded statement because cutting and mining works take place underground, so it would be incorrect to say these noisy works took place outside. MT appreciated that other things took place on the surface, but this was during the day</p> <p>2.9 MP said noisy works that took place underground are irrelevant as she would not have heard tunnelling. MP said she is talking about what she heard from her home as all noisy equipment on the surface was outside of the shed, which meant a lot of noisy works took place outside during the day. MT said the shed had now been removed so these points are historic, however, stated the acoustic shed had been used in the way it was always designed to be used.</p> <p>2.10 MF went through several of the action points from the previous minutes, although not all action points were discussed. This was due to a number of actions being the responsibility of councillors/staff members who were not present at the meeting, so could not provide updates.</p> <p>2.1 (Action 3.52): Joseph May (JM) confirmed he checked availability of Kennington Park House to see whether a mobile surgery could be held. JM advised he reported back to Cllr Eleanor Kerslake (Cllr EK) but believed something had gone astray, which he apologised for.</p> <p>2.1 (Action 12.2): MF confirmed Cllr EK and Cllr David Amos (Cllr DA) were notified of the CLG dates. Lesley Wertheimer (LW) said Cllr EK's colleagues are happy to attend the CLGs but they did not know tonight's meeting was taking place. MF advised Cllr EK's colleagues did receive an invite. MF also said that for future CLGs, he will endeavour to send invites earlier.</p> <p>3.19: Matt Brinklow advised tonight's presentation will cover the current works taking place which includes the breaking out of the concrete slabs.</p> <p>3.44, 3.45, 3.46 and 3.48: MG confirmed a letter drop took place shortly after the last CLG, which provided details of the mitigation scheme. This allowed residents to apply for mitigation before the next phase of works started. MG also advised that two similar letter drops also took place in March and July, as well as weekly email updates.</p> <p>3.59: MB confirmed NLE investigated the concerns regarding the dust exceedance on GS6 and it was confirmed this was a one-off incident.</p>	
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	<p>3.61: Following Cllr DA's request for Iago Griffith (IG) to contact MB to review his dust exceedance findings, MB confirmed IG never made contact.</p> <p>3.62: IG not present so could not provide an update.</p> <p>3.66, 3.69 and 3.72: MG advised that window cleaning was organised for a number of residents on Kennington Green but when trying to organise for St Agnes Place residents, there was scaffolding erected at the front of the house. Because of this, window cleaning could not be arranged for St Agnes Place.</p> <p>3.78: MG advised NLE liaised with its Logistics Department to ensure the contractors working on the project only use the approved lorry route when entering/exiting site.</p> <p>4.3 and 4.4: Following Cllr EK's meeting at the offices of Neil Coyle MP, along with Cllr DA, representatives from KWNAG and TfL, MT confirmed there was a follow-up meeting regarding Kennington Station with Neil Coyle MP, Cllr EK and approximately 30 residents at St Agnes Church. MT also said the smoke doors at the station will not be at the top of the stairs, they will be at the bottom of the stairs instead. MT advised modelling regarding the escape time from the station has been produced with the LFEPA, but was unsure whether the modelling details had been circulated. LW requested this action point is carried over and asked for the modelling results to be provided.</p> <p>10.1: Following Trevor Quick (TQ) showing a picture on his phone of a site floodlight that lit up St Agnes Place, MG confirmed this was investigated but the floodlight was not seen for a couple months, so this had been resolved.</p>	NLE
2.11	<p>Apart from the points noted, MF asked whether attendees were happy to approve the minutes from 18 January. No further comments raised.</p>	
3.0	<p>NLE progress update and presentation, including a summary of the work completed since January and a look ahead to the next few months</p> <p><u>Presentation from Liam Greaney – Project Manager, NLE (attached)</u></p>	
3.1	<p>LG provided a Kennington Park site update and started by advising the acoustic enclosure has almost been completely removed.</p>	
3.2	<p>LG said removal of the concrete slab is currently taking place, which will then allow main excavation works of the basement to commence.</p>	
3.3	<p>LG referred to the image used in slide three of the presentation and explained it shows what will be on show in Kennington Park, once works</p>	

	<p>are complete. LG said the structure above ground is the Head House but stressed there will be another structure below ground level which will contain a large amount of equipment (transformers etc).</p>	
3.4	<p>LG said a significant amount of work will take place over the coming months and advised from now until the new year will see the forming of the basement and then in the new year the Head House will be formed.</p>	
3.5	<p>LG confirmed the shaft goes 26 metres below ground level.</p>	
3.6	<p>LG provided Kennington Park works timeline and explained:</p> <ul style="list-style-type: none"> - Removal of the shed started at the beginning of June and will end mid-July - Removal of the concrete slabs and foundations started mid-July and will be completed by the end of July - Basement excavation started mid-July and will be completed in September - Removal of secant piles started mid-July and will be completed by the end of August - Floor slabs in the shaft/basement (in situ and precast concrete operations) started in June 2018 and should be completed by January 2019 - Kennington Park Head House: Superstructure – ground to roof level works will start in January 2019 and should be complete by March 2019 - Landscaping Kennington Park is due to commence in the summer of 2020 	
3.7	<p>LG referred to the current works involving the cutting of concrete slabs and appreciated this is disruptive. LG explained that traditional breaking methods have been used on some slabs but this cannot be done on all slabs. LG reminded attendees they were advised of these works at the January CLG and repeated this particular phase of works will be complete by the start of August. LG thanked the community for their patience.</p>	
3.8	<p>Following the works that took place over the Christmas period last year, JM asked whether any works will take place this Christmas. LG advised no major works would take place this Christmas and said last year was a one-off.</p>	
3.9	<p>LG provided a Kennington Station update and advised the project is half way through its 16 week closure of the Bank branch.</p>	
3.10	<p>LG advised good progress is being made and rings have been installed on all four cross passages. LG explained that during these works, the majority of equipment is going in and out through trains at the station.</p> <p>LG provided a Braganza Street update. LG explained FLO is continuing to assist with the cleaning around the station entrance and on Braganza</p>	

3.11	Street.	
3.12	<p>LG advised concrete deliveries will take place between July-September to Braganza Street. This is to enable the team to pump concrete from the surface through Kennington Station for the cross passages. LG explained this technique is how the team stitches the old tunnel with the new tunnel. These deliveries are currently planned for off-peak hours and notifications will be sent out.</p>	
3.13	<p>MG provided a Kennington Park complaints and enquiries update for the period between 1 January-17 July 2018. Between this period, there have been 17 enquiries and 13 complaints.</p>	
3.14	<p>In relation to the 13 Kennington Park complaints received, MG explained these were regarding:</p> <ul style="list-style-type: none"> - Property damage x2 - Behaviour x1 - Construction strategy x1 - Dust x1 - Local authority issues x1 - Miscellaneous x2 - Noise and vibration x5 	
3.15	<p>MG said the project continues to deal with cases as quickly as possible, with most now being closed. As seen in the complaints received, MG said the biggest Kennington Park issues faced recently have been regarding noise and vibration, mainly from the station.</p>	
3.16	<p>Gordon Johnston (GJ) asked MG that when she refers to Kennington Park complaints received, are these from residents who live around the park or people who are using the Park. MG said she means those who live around the Park.</p>	
3.17		
3.18	<p>MG said as the team is not receiving a large number of complaints, it is able to speak to those affected on a one-to-one basis at the time they are disturbed. MG appreciated it is noisy at the moment, so the team is expecting to receive a few more complaints than usual.</p>	
3.19	<p>MB provided a noise and dust monitoring update.</p>	
3.20	<p>Between April-June, MB explained the project has been below the trigger level for secondary glazing which was set as part of the Construction Noise and Vibration Mitigation Scheme. The trigger limit is 75 dB and MB repeated there had been no exceedances during this period.</p>	
3.21	<p>MB said there had only been one Kennington Park noise complaint from January until yesterday, when concrete breaking commenced. MB assumed it had not been too bad for the period in between.</p>	
3.22	<p>MB referred to the dust glass slides results for the period between April-</p>	

	<p>June 2018 and explained the majority of the results are hovering significantly below the trigger level. MB did acknowledge that there have been high levels from GS6, which is near St Agnes Place, so the team will carry out window cleaning when possible.</p> <p>3.23 MG provided a Community Engagement update.</p> <p>3.24 MG advised of an upcoming Exchanging Places Cycle Safety event, which will take place on Monday 23 July near the Battersea site at Riverlight Quay. Alongside the Police, Have Bike, McGee and Battersea Power Station developers, NLE will be spreading the message about the importance of cycle safety by giving vulnerable road users the chance to experience the road from a very different vantage point.</p> <p>3.25 MG said by swapping roles, each person will be able to understand the dangers presented in order to truly appreciate other road users and accept that drivers and cyclists have a shared responsibility on the road.</p> <p>3.26 MG asked attendees if they knew anyone who would like to attend the event. If so, please advise and MG will provide the details to the interested people.</p> <p>3.27 MCS asked for NLE to mention at the event that parks should have pedestrian priority. MCS also said that many cyclists travel through parks at a high speed which is extremely dangerous.</p> <p>3.28 MG provided a Skills and Employment update. Some of the key highlights include:</p> <ul style="list-style-type: none"> - SLNT target for the duration of the whole project has already been achieved - 11 Workless people recruited for Q1 and the project remains on track to achieve the SLNT year four Workless target - SLNT Year 4 target for work experience has been achieved for the year - Future events planned at Lambeth College and Southwark Construction Skills Centre to support the project recruitment needs - NLE has received an award in the Inspiring Change Awards Education category for its work experience and youth engagement programme - Walworth Academy took part in a careers workshop held at the Battersea site - Volunteers for the project visited Southfields Academy on International Women's Day for a speed networking and mentoring workshop - St Thomas the Apostle College visited the Battersea site to take part in careers workshops - Exchanging Places Cycle Safety event planed at Riverlight, Nine Elms on 23 July <p>MG expressed her delight in sharing the positive elements of her job and</p>	
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	stressed the team does not only deal with complaints.	
3.29	MG advised there are approximately 25 people who will benefit from undertaking work experience on the project this summer.	
3.30	MG advised attendees FLO is currently offering apprenticeships. MG explained the details of these opportunities will be posted on the Laing O'Rourke website and asked attendees to advise anyone who may be interested. MG advised FLO is looking for electrician and plumbing apprentices and stressed the organisation is looking for young people to join the team.	
3.31	LW said Jill Kelly at Southwark is about to release a monthly newsletter so if MG lets her know, she may be able to share the information. MG thanks LW for her suggestion and FLOs employment department liaises with the council already.	
4.0	Kennington Station	
4.1	MF said this item was touched on during the presentation and asked attendees whether there were any further comments.	
4.2	LW said at a meeting in December with Neil Coyle MP and TfL, TfL stated a new ventilation system was required at Kennington Station, however this has gone quiet. LW asked whether the new ventilation system has been scheduled and if so, when/how will it be installed.	
4.3	MT initially answered by stating the doors that will be fitted will not be fire doors, they will be smoke controlled doors. The way the doors will operate increases the escape time from the station, should it be necessary, by holding smoke back in the area it is situated. MT also said the NLE will bring certain benefits to the station because of its modern ventilation system. At the moment, the air in Kennington Station is pushed by trains in all directions. There is a pattern and the smoke doors will help control this. MT said the plan is for the smoke doors to be installed before the NLE is operational.	
4.4	Tharshika Sivagnanam (TS) said Neil Coyle MP was briefed on the smoke doors plans in April and that MT also has a meeting set up with him. MT said London Underground has its own Fire Safety Unit and it liaises with all of the relevant organisations.	
4.5	MT advised attendees there was a big communication initiative launched before platforms 3 and 4 were closed during the upgrade works, which focused on how to avoid congestion at affected stations. MT said all of the anticipated hot spots (Stockwell, Elephant and Castle, Vauxhall etc.) during the closure have managed the changes very well. MT appreciated there has been an increase in congestion but all affected stations have coped well with the changes.	

4.6	MT said the works taking place at Kennington Station are on plan and great progress has been made. Because of this, there is no reason to believe the line will not reopen as usual on 17 September.	
4.7	JM said he had previously heard there were plans to run additional trains from the West End to Morden. MT said through the West End, the target is for there to be a train every 10 minutes. MT also said Oyster cards are fantastic, as they allow TfL to see where the busiest routes are. This was considered when modelling trains.	
4.8	MT explained that congestion is almost accepted on the underground network, however, it gets to the point where it is dangerous if escalators get closed. JM said the Northern line has always been an issue. MCS asked what zone Kennington Station will be once the NLE is operational. MT said it will be zones 1/ 2.	
4.9	MCS asked what zone Oval station will be. MT said it will remain the same zone.	
4.10	MCS asked what zone Battersea Park will be. MF said Battersea Park and Nine Elms stations will be zone 1. MF repeated the new stations within the extension will be zone 1.	
5.0	Condition 19: Monitoring of passenger numbers at Kennington Station	
5.1	MF said as he understood this is a standing item but there was no update. MF said the proposal was submitted to Southwark some time ago and TfL is waiting for a response.	
6.0	Kennington Park Head House and landscaping update	
6.1	MF advised that since the last CLG in January, the Kennington Park Head House design application has been approved by Lambeth. LW asked for TfL to advise attendees when the application was approved. MT confirmed it was approved on 22 June 2018.	
6.2	MCS asked which design was actually approved. MT said a number of conditions were placed on the approval which generally related to landscaping, trees etc.	
6.3	LW asked for a link for the planning approved document to be sent to the mailing list tonight. MG advised LW she did not have a link but confirmed she would look into this and send the link ASAP. MG repeated she would not be able to send the link tonight but would investigate.	
6.4	MCS also asked MG to send any documentation which displays TfL's updated Head House plans.	NLE

6.5	MCS said she felt very disappointed that there was not a public discussion for the planning committee. MCS said TfL held a consultation last year and it was minuted that a few minor tweaks were made, following the consultation. MCS said it was deeply disappointing that TfL had no Head House visuals to show attendees at the CLG. MCS said the Head House building is “wholly inappropriate” in a heritage park.	
6.6	MT said the building has not changed from what has been shown before. MT also said the whole project was subject to a Public Inquiry and the Secretary of State approved the NLE. As part of the approval, a Head House is required.	
6.7	MCS appreciated MT’s comments but said there was an aspiration that people who live locally would have an input into the designs. MCS said TfL has completely ignored the objections received.	
6.8	GJ said the community presumed there would be a public hearing.	
6.9	MT stressed the design of the Head House is to ensure it is a functional building and that safety of the railway is maintained.	
6.10	LW said the issue with the Head House is it does not complement the area. LW also said Kennington Park is noted for its architectural quality and TfL is “dumping a building in it”. LW said TfL could put cladding on the building to help it fit in the area but it will not do this. LW repeated the Head House will never look appropriate in the area.	
6.11	MT assured LW that the Head House was looked at extensively to try and accommodate the opinions and comments received, however, the building will be functional. MT said there were certain aspects that were put out for consultation, such as brick type, but consulting on the design is very difficult as experts in the field have had their say.	
6.12	MG said she would check with the FLO and TfL planning departments, to see why the Head House approval was not publicised.	NLE
6.13	MCS said much of the building is cheap and deeply unattractive.	
6.14	LW asked MG whether she would share all approved Head House documentation. MT advised LW that the team has not seen much more documentation, apart from what is on the planning authority’s website. MG said she would check which documentation can be shared.	NLE
7.0	Construction noise (<i>standing item</i>)	
7.1	MG said construction noise was covered during the presentation.	
8.0	Defect surveys, settlement deeds and monitoring (<i>standing item</i>)	

8.1	MG explained that primary defect surveys are 90% complete.	
8.2	MG also said follow-up surveys are currently taking place. Some properties took priority (those with cracks etc.) and there is a full team of people who are taking care of those residents. MG said if anyone knows someone that requires a follow-up survey then please let her know.	
8.3	Julian Briant (JB) asked whether now is a suitable time to have a follow-up survey or whether he should wait until water levels are back to normal. MG said it would probably be better to wait a little longer but explained some owners are in a hurry to have their surveys now, so it is down to the preference of the home owner.	
9.0	Future agenda items (<i>standing item</i>) <i>No further discussion.</i>	
10.0	Dates of future meetings	
10.1	MF said the next round of CLGs will take place in October. MF also said the team will endeavour to send out invites for the next CLG much earlier and will circulate the previous minutes in advance.	
10.2	LW asked MF if he knew when the next core CLG is taking place. MF believed it was 25 July.	
11.0	AOB	
11.1	LW asked whether there is a new member of staff within TfL's admin team, as she keeps receiving Kennington Green updates. Gavin Cambridge (GC) apologised and said there is currently an internal issue, meaning people are receiving updates for sites they may not be interested in. LW said she only cares about the Kennington Park and core CLGs.	
11.2	MP referred to dust monitoring results and said at the January CLG, the monitor near St Agnes Place was above the trigger level. MP asked if she was correct in thinking that this was not considered a problem as the project records all measurements to get to an average level. MB referred to the graphs within the presentation and said dust glass slides are collected every two weeks and are then analysed. The average results are for the two week period in which the glass slides have collected data. The threshold is the red line within the presentation.	
11.3	MP asked what happened in January when the St Agnes Place dust monitor went above the red line. MB said, as per the results shown in tonight's meeting, this exceedance occurred again, which is why window cleaning was offered to affected properties. MB also said the project team investigates exceedances but these investigations would be based on real-time monitors which are located at the site boundaries. This	

	method allows the team to investigate an issue almost instantly.	
11.4	MP said she looked at the Kennington Park Air Monitoring Report recently and in the relevant guidance section it recommends several methods. MP asked what method the project uses. MB stressed the team does everything that is stated in the guidance section of the report. MB also said the report is NLE's own internal monitoring and it follows all of the recommendations.	
11.5	MB explained that the results for MP1 and MP2 are not publicised at the CLG but if an alert is received then the issue is investigated very quickly.	
11.6	MP said that a while ago she saw the team washing lorries outside of the shed, not inside the shed within the designated area. The mess that was caused was not cleaned up.	
11.7	MP also said that two years ago many people complained about dust clouds. This was caused by concrete slurry being left on the ground, which created the clouds when it dried out. MP asked whether the project team actually considered what happened on these occasions. MB said he could not comment on what was done before he was involved with the project but said from January 2018 a road sweeper was used. MG also said the team were washing lorries in a certain area and stressed it never wants concrete to run all over the site.	
11.8	MP advised MB and MG that they could not see what she could see from outside of her window and stated the lorries were idling. MP said this process should have been much more professional.	
11.9	MP stated she was not criticising the team personally but felt the policy was not correct. MG advised MP she appreciated her point and said the team always tries to be proactive instead of reactive.	
11.10	MCS asked for more information regarding a recent satellite photo taken which showed a dip in Kennington Park near the NLE construction site.	
11.11	MT explained Nottingham Trent University used satellites to show how ground moves overtime and noticed an area of settlement within the park. MT felt the colour coding may have caused unnecessary alarms Kennington was shown as red , however the project team has carried out far more extensive monitoring.	
11.12	MT said the model was not as detailed as the project surveys and all models require assumptions. MT stressed the team is happy with the ground settlement near the shafts and as excavation comes to an end, he hopes he can confidently say that the effect on the ground was less than expected.	
11.13	MT also said dewatering was running for two and half years and this does allow the ground to settle a minute amount, however it settles over	

	a wide area. This means a whole property moves with it and all this research has done is highlight change. However, once dewatering is stopped, the ground will recover.	
11.14	MT advised that all settlement has been less than expected and properties should not be affected structurally.	
11.15	LW said residents have contacted University of Nottingham and on the next part of its satellite research, it will provide more data to see whether there has been more movement than there should be. LW also disagreed with MT's comments when he said the University has been alarmist.	
11.16	MT advised he meant the colour coding on the report was alarmist. MT also stressed the project's confidence is with the monitoring it has carried out, as this was done over a much longer period of time.	
11.17	LW said the community likes receiving data from an independent third party.	
11.18	MP referred to her comments earlier in the meeting regarding dB and said she hoped what she had said would not be distorted. MF advised MP her comments had been noted and would be minuted as necessary. MF also said he was happy to share the draft minutes with all members of the CLG	NLE

Meeting started at 18:32 and finished at 19:52.
 Minutes drafted by JMe.